

ANDREAS GEORGIOU T/A GIAD

45 Thornhill Road  
Ickenham  
UB10 8SQ

Planning / Design and Access Statement

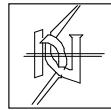
Conversion of garage to a bathroom, utility room  
and a study.  
Including enclosure of porch

3<sup>rd</sup> February 2025



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### Site Location and Description

45 Thornhill Road is a detached bungalow with a ground floor with a first floor within the roof space. It is located on the north east side of Thornhill Road.

Thornhill Road is a pleasant residential street comprising a series of detached bungalows, detached and semi-detached two-storey houses, all with pitched tiled roofs. Most of the properties vary in character from each other. The predominant facing material on the front elevations vary from brickwork to render. The roofs are pitched tiled roofs.

### Proposal

Our proposal is to convert the garage to a usable space comprising a new bathroom, utility room and study. Including enclosure of the existing porch area.

This will allow a much needed improved Kitchen, Living and Dining space. The remaining area to become a study for the family. By enclosing the porch, this will allow access to the study without passing through the utility.

The alterations above will improve current space for the family.

### Conclusion

In my opinion this proposal represents a sustainable form of development, which would provide improved living conditions for the applicant and his family and indeed for any future residents of 45 Thornhill Road without causing material harm either to the dwelling itself, to the adjoining owners or to the surrounding area.

### Access

The access to the property will remain as existing.

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